



## COMPREHENSIVE PLAN

### Rewrite of the Teton County Comprehensive Plan

Planner: Angie Rutherford

Prepared August 21, 2012 for the Planning & Zoning Commission

Public Hearing of August 23 & 24, 2012

#### Supplemental information for the Public Hearing of August 23 & 24, 2012.

**p. 10/Page 2-4:** Replace the last sentence, “National Geographic chose the County Seat as the future location for a Greater Yellowstone Geotourism Center” with, “The Teton Scenic Byway Visitor Center, to be located in Driggs, is expected to be designated as the first Geotourism Center in the nation by the National Geographic Society.” This language was recommended by Hyrum Johnson, Chair of the Board of Commissioners for the Driggs Urban Renewal Agency.

**p. 11/Page 2-6:** last sentence of 4<sup>th</sup> paragraph- This language comes from ID State Statute 67-6508 (a) and while awkward, is recommended by the prosecuting attorney.

**p. 14/Page 3-3:** Include facebook page in second to last paragraph. “Efforts included public workshops, open houses, stakeholder interviews, a “plan van,” online surveys, newspaper articles and ads, a banner across the main highway, a dedicated website and a facebook page.

**Page 4-6:** The pathway is in the wrong spot (east of HWY 33)- I’ll get that fixed.

**p. 23/Page 4-11:** There is a typo- the Guiding Principles are duplicated as Benefits. They should read:

- Bridges cultural differences to create a strong sense of community
- Increases community interaction and sense of place
- Supports economic development
- Creates an efficient infrastructure system, as a foundation for community sustainability

**p. 23-25/Page 4-13& 4-15:** Benefits. First word should match tense. I.e. Preservation should be “Preserves” for the first two bullets.

- The creation of more jobs to Creates more jobs
- Better education to Improves education
- Stimulation of the local economy to Stimulates the local economy
- A healthy and happy community to Creates a healthy and happy community
- Increased social and economic capital of the valley to Increases social and economic capital of the valley
- More satisfaction in the community to Improves satisfaction in the community
- Positive contribution from youth to the community to Encourages positive contributions from youth to the community.

**p. 23/Page 4-13:** “Facilitate the transfer of land” replace “(such as to family members) with, (to encourage agriculture or family farming)

**p. 26/Page 5-1:** Change the second sentence of the last paragraph to: “Pathway connections along old railroad beds and existing roads will augment the perimeter trail and create a complete pathway network.”

**p. 27/Page 5-3 Industrial/Research:** The City of Victor is concerned about these areas being “within” Town Neighborhoods. Suggest, “These areas are separate from the town neighborhoods and have low visibility from the scenic corridor and tourist centers.”

**p. 27/Page 5-4, Rural Neighborhood:** “The unincorporated town of Felt is also considered a ~~Town Rural Neighborhood area although public water and sewer service is not available.~~ In general, further development and densification of Felt is not supported by its residents; however, the desire for a small public park and decreased speed limits were voiced by many.”

**p. 28/Page 5-4, Rural Agriculture:** “Rural Agriculture areas are located on the north and western sides of the valley and include (add) **much of** the most productive agricultural land due to soils present.”

**p. 28/Page 5-5, Mixed Ag/Wetlands:** “These areas have ~~some~~ (add) **significant** wildlife resources, are predominately rangeland and agriculture land, and have high scenic qualities.”

**p. 29/Page 5-5, Foothills:** “The Foothills are located on the eastern and northern slopes of the Big Hole Mountains...”

**p. 29/Page 5-6:** USACE in fourth bullet- This is already written out in Mixed Ag/Wetlands and doesn't need to be repeated

**p. 30/Page 5-7:** Additional amenities... “Resort and National Forest Areas (Grand Targhee, ~~Teton National Forest~~ (add) **United States Forest Service OR Caribou-Targhee District**)

**p. 34/Page 5-12, ED Goal 3:** add lifestyle- Recognize that tourism (add) **and lifestyle** are fundamental components of our economy and are dependent on healthy natural resources.

**p. 35/Page 5-13, Policy 5.3:** “Communication infrastructure should be coordinated through the County ~~Engineer~~ and the Idaho Transportation Department, and conform to a Communications Master Plan.”

**p. 36/Page 5-14, Policy 1.4:** “Adopt (add) **a variety of** design standards for all transportation infrastructure.”

**p. 36/Policy 1.7** “ ... including deterioration due to age (add) **and use, ...**”

**p. 37/Page 5-15, Policy 2.6:** “Support ~~plans~~ **development** that takes into account...”

**p. 37/Page 5-16, Policy 3.2:** “Develop trails and pathways where appropriate to connect all communities within the County to adjacent communities, recreation areas (add) **and amenities.**”

**p. 41/Page 5-23, Policy 6.3.4:** ~~“Maintain~~ **Promote** lower density development in Rural Areas”

**p. 44/Page 5-28, Policy 1.4:** Consider deleting (included in 1.2?), Change to, “Identify appropriate locations for new facilities in accordance with proposed master plans and build these new facilities when the demand and funding exist.”

**p. 47/ Page 5-32, Policy 4.2:** There is a national historic registry. I would encourage us to adopt the national registry as a local registry until more expertise in historic preservation exists in the County.

**p. 48/Page 6-2:** second paragraph “... in future research and development and other related industries, is tied to its ability to attract and retain ~~highly educated~~ professional employees and entrepreneurs.

**p. 54/Page 6-9:** 4<sup>th</sup> Paragraph “Establishing the proposed ~~National Geographic Tourism Center~~ **Scenic Byways Visitor Center** in Driggs could focus the cultural heritage tourism opportunities in the Valley and provide a central location for tourist information.”

**Implementation Tables-** Formatting can be improved and timing is missing for some actions.

**p. 56/Page 6-13 participant list:** 3<sup>rd</sup> bullet: include cities and regional economic development organizations; 4<sup>th</sup> bullet: include cities; 7<sup>th</sup> bullet: include Teton County; 9<sup>th</sup> bullet: include County GIS

**p. 57/Page 6-15: ADD KEY ACTION:** Inventory and assess scenic values and views, priority areas, and beautification areas; participants- County Planning, Timing 3

**p. 59/Page 6-16:** first where do we want to go should read, “A well-connected transportation network both within Teton Valley and regionally that is appropriate for a rural community.”

**p. 59/Page 6-16-17:** second where are we now- for middle two key actions- add pathways, i.e. “Identify and prioritize road (add) **and pathway** maintenance needs and allocate funding...” “Prioritize funding for road (add) **and pathway** maintenance and improvement.”

**p. 59/Page 6-16:** Tools for incomplete multi-modal facilities: ADD public-private partnerships

**p. 60/Page 6-17:** Participants under last section should include SD 401

**p. 61/Page 6-21:** add cities to participant list for key action, “Investigate funding options for purchase or lease of conservation easements (add) **and areas** through property tax, resort tax, hotel tax, real estate transfer tax, voluntary fees, or others.

**p. 62/Page 6-20/21:** Water quality and quantity concerns. Combine tools to “Subdivision and Zoning Ordinance and Overlay Standards” and eliminate duplicate key actions.

**p. 63/Page 6-23:** last Key Action: “Update building code to include radon (add) **mapping and** mitigation requirements and consider hazards from flood, forest fire, steep slopes, erosion, unstable soil, and subsidence or other hazards.”

- p. 64/Page 6-24:** add Teton County Fair to first Where are we Now? Add tool “Event Funding and Organization,” Add Key Action “Promote and improve community events,” Participants “Cities, Non-profit organizations, Sponsoring organizations,” Timing is ongoing
- p. 64/Page 6-25:** Add cities to Participants, 6<sup>th</sup> bullet: add University of Idaho to participants
- p. 65/Page 6-27:** “Amend subdivision and zoning ordinances to focus development (add) **where utility services already exist or are cost-effective.** ~~requirements to utility provision~~”
- p. 65/Page 6-27:** “Update the transportation plan to reflect projected land use”- move to page 5-14 as Policy 1.8.
- p. 67/Page 6-28:** “Agriculture as a ~~key~~-(add) **important** industry” Tools, “Transportation Cooperatives,” participants, “NRCS/Soil Conservation District”
- p. 68/Page 6-29:** add key action to last line, “Strengthen community education on noxious weeds and enforcement program” Participants, “County Weed Supervisor/Extension Agent”
- p. 70-71/Page 6-32:** 1<sup>st</sup> paragraph under Vacate/Replat non-viable subdivisions: “This is an existing tool to bring land back to a rural character (add) **and reduce the fiscal impact of build out to the County.**”
- p. 71/Page 6-33:** Open Space Purchase or Donation: “Other funding options (add) **should be explored including voluntary fees.** ~~could include a voluntary fee, or resort tax, or real estate transfer tax, or hotel taxes.~~”
- p. 73/Page 6-35:** Capital Improvement Plan: “This plan should be updated based on current population **projections** and current projected conditions.” This is awkward. It could be, “...based on current population conditions and projections.”
- p. 75/Page 6-42:** last sentence: “It is also recommended that the Cities and the County jointly adopt their Comprehensive Plans (add) **and amend their Area of Impact agreements according to the updates** to ensure consistency in implementation.”